

CERTIFICATE OF INSPECTION
VALID FOR ONE YEAR

Address:	317 Center Road	Date:	June 22, 2015
Perm. Parcel No:	811-18-023	Use District:	R-2
Present Occupancy:	1 Structure - 4 Units	Permitted Occupancy:	1 Structure - 4 Units
Owners Name:	Brian E. Bush, Trustee	Maximum Occupancy:	1 bedroom each unit
Mail to:	Norman Bush		2 persons per unit
	33540 Outley Park Dr.	Property:	Legal Conforming []
	Solon,, OH 44139		Legal Non-Conforming [X]

Upon inspection, we find that said property is in need of repairs as follows:

REQUIRED MAINTENANCE ITEMS:

1. All siding must be present, in good condition and properly painted. Repaint the house or install new, vinyl siding throughout.
2. All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal.
3. All porches must be properly maintained and painted and equipped with handrails if more than 30" high. Make all necessary repairs to the rear porch (**upper level 2nd and 3rd floors**) accordingly. Stain/paint the porch assembly.
4. Tuck-point the foundation masonry to match existing.
5. Scrape and paint all exterior doors, door trim and framing, all window trim and wood windows on house and garage.

GARAGE:

1. Scrape and paint the entire garage or install new vinyl siding on garage.
2. Scrape and paint or completely replace the overhead door. Repair windows in the overhead door.

EXTERIOR ITEMS:

1. Clean, repair or replace all gutters and downspouts as needed.
2. All masonry (block, brick, etc. – chimneys, foundations, brick steps, brick fronts, veneers, etc.) must be in good, sound condition with no loose or missing brick, block or mortar. Replacement materials, including mortar colors, must match the originals in nature, texture, color and style. Caulking may not be used to replace masonry mortar. Tuck point all masonry accordingly. Remove caulking on front porch brick.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.

CITY OF BEDFORD BUILDING DEPARTMENT

Inspector: **Robert Brown**

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EXTERIOR ITEMS- CONTINUED:

3. Trim all trees, bushes and/or shrubbery on the property, especially behind garage and roof of house.
4. Replace all damaged, cracked and out of level back patio pavers.

PARKING LOTS, DRIVEWAYS, SIDEWALKS, AND STAIRS:

1. Replace 2 apron squares west side of drive apron. Aprons must be replaced with reinforced concrete in the minimum thickness of 6-inches for residential property and 8-inches for commercial property. Asphalt aprons shall not be approved. NOTE: If the curb is broken or missing, either in whole or in part, in the apron area, then the curb will have to be replaced or repaired along with the apron work. New curb sections must be excavated to a depth of 18-inches and must be dowelled in to adjacent curb sections. Call the Building Department for more direction on this work.
2. Remove and replace 4 squares of driveway concrete. Driveway concrete shall be a minimum of 4-inches in thickness.
3. Replace 4 squares of public sidewalk. Public sidewalk must be constructed of reinforced concrete in the minimum thickness of 4-inches, except in the driveway area the minimum thickness shall be the same thickness as the apron.
4. Level 2 squares of public sidewalk.

GENERAL PLUMBING ITEMS:

1. Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.
2. Install an air admittance valve and p-trap under kitchen sink and bathroom sink. **Unit #1 – Kitchen and Bath sink**

GENERAL HVAC ITEMS:

1. Replace the flue piping at the hot water tank with the correct size and gauge exhaust flue piping, and insure that the flue piping from the furnace and hot water tank is sealed tightly @ chimney. Flue piping must be secured by using sheet metal screws or rivets.

BASEMENT ITEMS:

1. A smoke detector is required: 110 v. type for open joist ceiling.
2. All basement windows must be weather-tight, free of broken glass, glazing putty in good condition and equipped with working window locks. All wood frames and sash must be free of decay, splits, deflection and properly painted. Make repairs to windows as required. Or replace the basement windows with new, vented glass block assemblies.

KITCHEN ITEMS:

1. Flooring must be sanitary. Clean the kitchen flooring or install new floor tile in the kitchen. **UNIT #3**

UNIT 4 - BATH ITEMS:

1. Flooring must be smooth and water-tight. Carpeting is not permitted. Remove the carpeting. Install a new tile floor.
2. Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
3. Caulk base of toilet leaving 1/2" in rear without caulk.
4. Caulk backsplash of sink.

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INTERIOR ITEMS:

1. Patch all minor cracks and holes in interior walls and ceilings and repaint as needed. In all units and especially in hallway to 2nd floor units.
2. Remove the soiled carpeting in the bedroom in **unit #2** and disinfect the floor surfaces.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**